

Land to Rear of 770 Wollaton Road, Wollaton,  
Nottingham NG8 2AP

RED LINE SHOWS  
APPROX BOUNDARY OF  
PLOT FOR SALE



Front Elevation

**£750,000 Freehold**

A rare opportunity has arisen to purchase a garden plot in the heart of Wollaton Village which will be sold with full planning consent for two dwellings.

Tucked away from the hustle and bustle of everyday life, this plot is located to the rear of a traditional residence. Accessed via a shared driveway at the side of the existing property, the plot measuring approximately 1334sqm, close to one third of an acre.

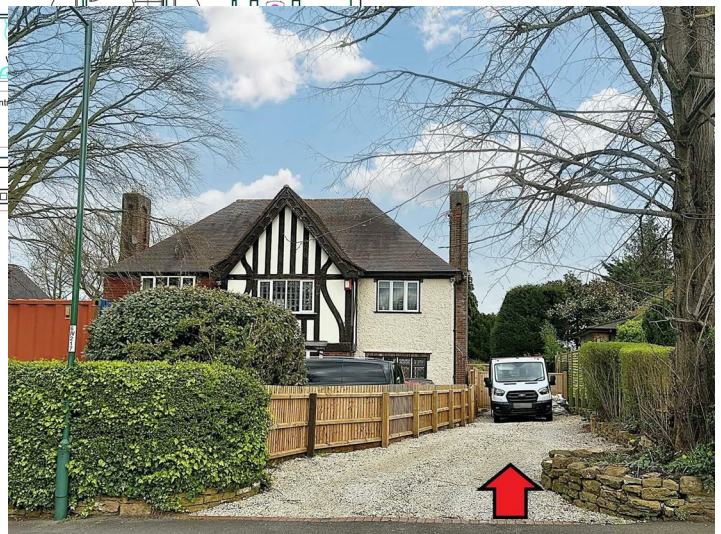
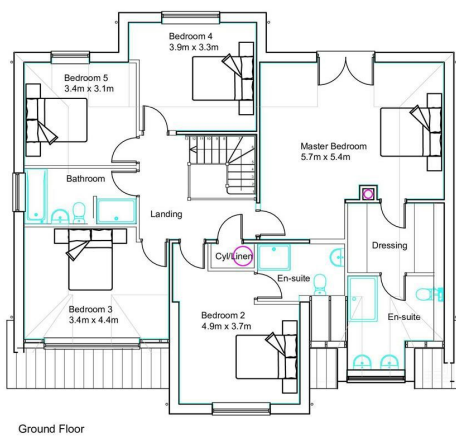
Currently with outline planning consent, but to be sold with full planning consent for two, one and a half storey dormer style contemporary bungalows each with a floor space of approximately 256 sqm (2,755 sqft) an artist's impression can be seen within the marketing material. Each property will benefit from a double garage, ample off-street parking and private rear gardens.

Situated in the traditional heart of Wollaton Village, located off Wollaton Road opposite Wollaton Tennis Club and Cricket Club, with the Admiral Rodney an easy stroll away. Also within walking distance is Wollaton Hall and Deer Park.

This is a rare opportunity for both seasoned developers and those looking to self build. For further information and to arrange a site visit, please contact the Selling Agents.

**PRELIMINARY**

## PLOT 1



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.